

369

**PETITION FOR ZONING VARIANCE 85-37-A**  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.5B.5 to permit a side yard setback of 48 ft. in lieu of the required 50' feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

House is already constructed and was located inaccurately.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

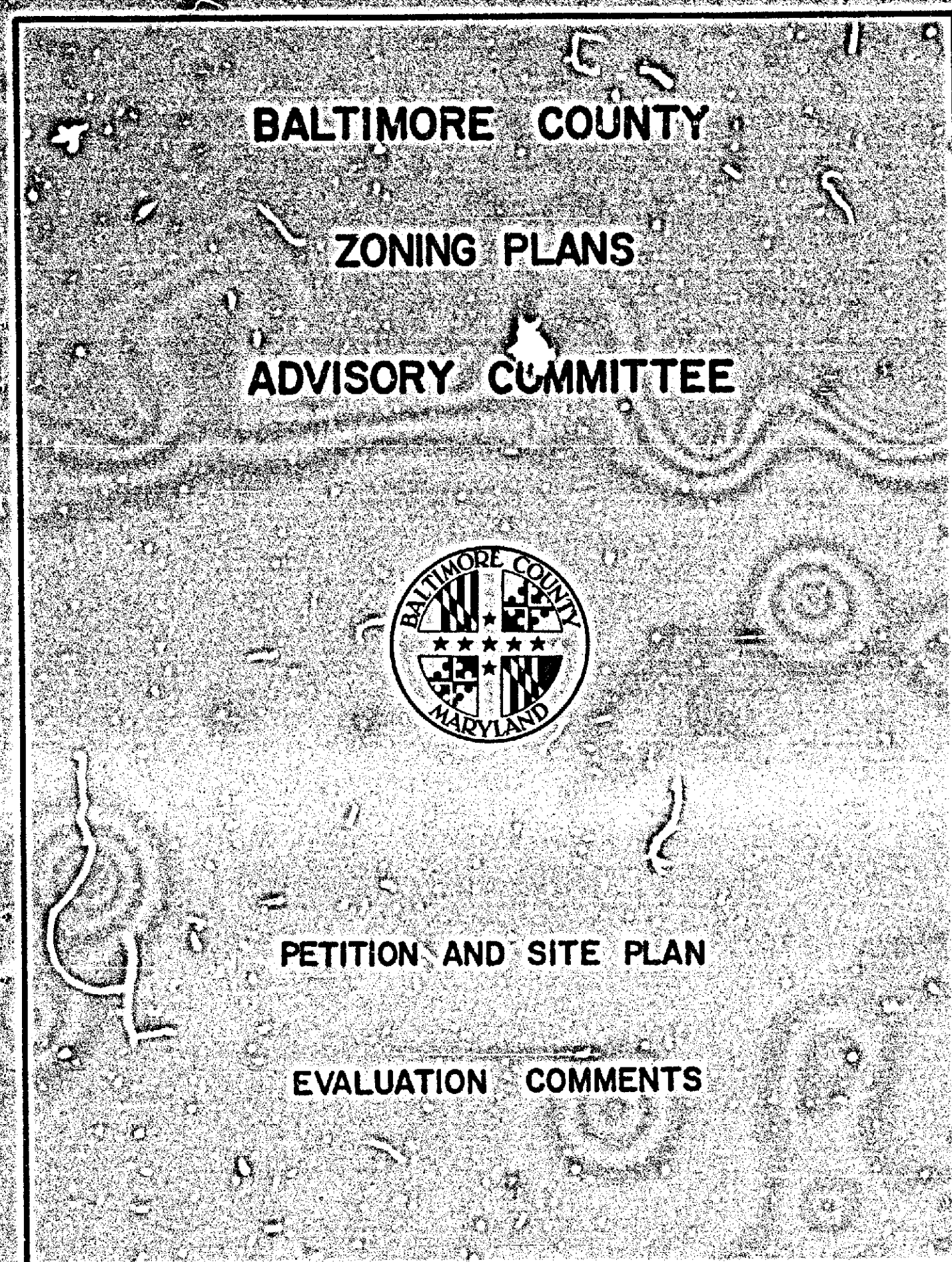
I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
County \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
County \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
City and State \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_  
BY \_\_\_\_\_  
DATE August 2, 1984

Legal Owner(s):  
William Vencil  
(Type or Print Name)  
Signature William Vencil  
Colleen Vencil  
(Type or Print Name)  
Signature Colleen Vencil  
101 Yorkleigh Road 321-0681  
Address Phone No.  
Towson, Maryland 21204  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Name  
Address  
Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 22nd day of June, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of August, 1984, at 10:00 o'clock A.M.

Carl John  
Zoning Commissioner of Baltimore County.  
(over)



**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
Zoning Commissioner  
Date: July 25, 1984  
Norman E. Gerber, Director  
Office of Planning and Zoning  
Zoning Petition Nos. 85-37-A, 85-38-A, 85-39-A,  
SUBJECT: 85-40-A, 85-42-A, 85-43-A, and 85-44-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG/JGH/sf

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

July 23, 1984

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Mr. & Mrs. William Vencil  
101 Yorkleigh Road  
Towson, Maryland 21204

RE: Item No. 369 - Case No. 85-37-A  
Petitioner - William Vencil, et ux  
Variance Petition

Dear Mr. & Mrs. Vencil:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In order to legalize the side setback of the recently constructed dwelling on this property, this hearing is required.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc  
Enclosures

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

July 23, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #369 (1983-1984)  
Property Owner: William Vencil, et ux  
S/S Barthel Ct. 3118' W. from centerline  
Berans Rd.  
Acres: 144.71/182.83 X 267.31/290.20  
District: 8th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

**General:**

As no public facilities are involved, this office has no comment.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

Gilbert S. Benson  
GILBERT S. BENSON, P.E., Asst. Chief  
Bureau of Public Services

GSB:EAM:ROP:ss

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
404-4500  
NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 7-10-84  
Item # 369  
Property Owner: William Vencil, et ux  
Location: S/S Barthel Court  
W of Berans Rd

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- ( ) A County Review Group Meeting is required.
- ( ) A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on \_\_\_\_\_.
- ( ) Landscaping should be provided on this site and shown on the plan.
- ( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is \_\_\_\_\_.
- ( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:  
An amendment to the Final Development Plan is required.

Eugene A. Bober  
Eugene A. Bober  
Chief, Current Planning and Development

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. RENCKE  
CHIEF

July 18, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: William Vencil, et ux

Location: S/S Barthel Ct. 3118' W. from c/l Berans Road

Item No.: 369

Zoning Agenda: Meeting of 7/10/84

**Gentlemen:**

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY Paul H. Rencke July 18, 1984  
Noted and Approved: George M. Warrick  
Planning Group  
Special Inspection Division

/mb







# ZONING DESCRIPTION

Located on the south side of Barthel Court, 3118 feet west of the centerline of Berans Road and 1320 feet north of the centerline of Broadway Road and known as lot #16 as shown on Plat of Broadridge which is recorded in land records of Baltimore County in liber 50, folio 42. Also known as #21 Barthel Court.



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

July 10, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 364, 365, 366, 367, 369, 370, 1, and 3 ZAC-Meeting of July 10, 1984  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

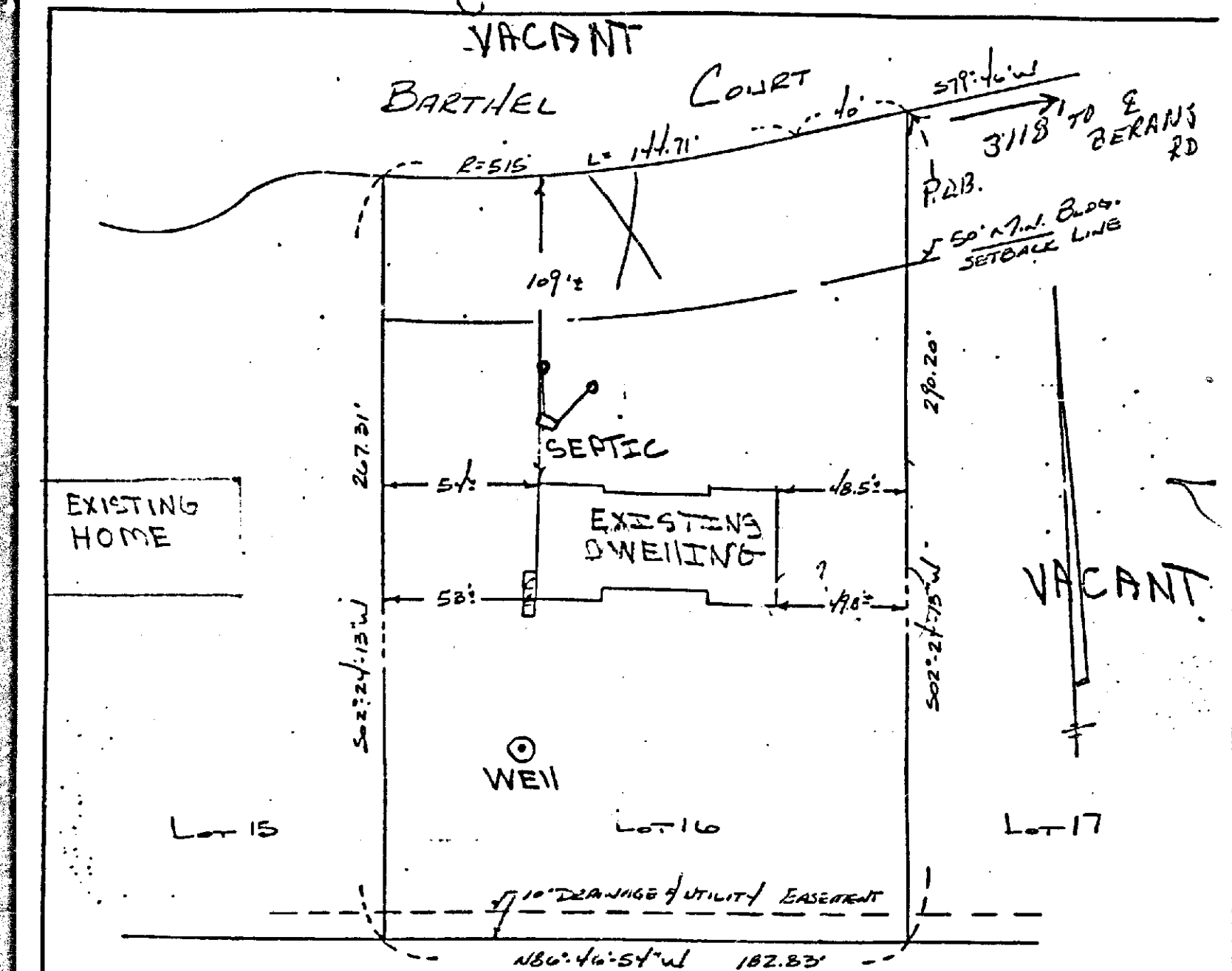
Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 364, 365, 366, 367, 369, 370, 1, and 3.

Michael S. Flanagan  
Traffic Engineering Assoc. II

MSF/can



NOTE: EXISTING ZONING RL-5  
MIN. SIDEYARD SETBACK 50'

PETITIONER'S  
EXHIBIT

8th ELEC. DIST. - BALTO. CO. - MD.  
FOUNDATION LOCATION  
N° 21 BARTHEL COURT  
LOT 16 SECTION-2  
"BROADRIDGE"  
PLAT BOOK E.H.K. IN N° 50 1/2

4/369